



STONewater

PROPERTIES

226 S. ENTERPRIZE PKWY
CORPUS CHRISTI, TX 78405



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PROPERTIES

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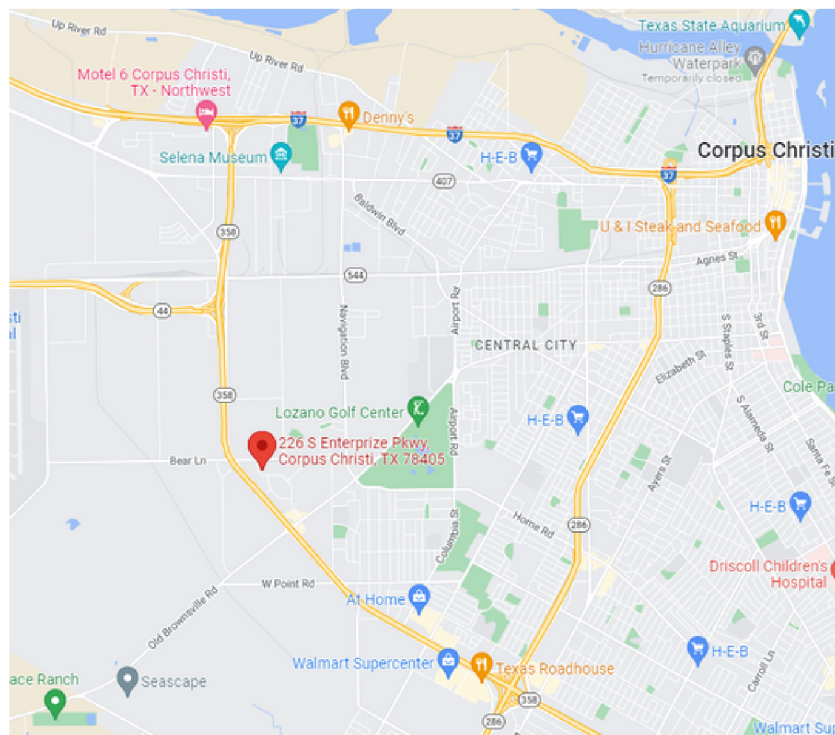
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226 S. ENTERPRIZE PKWY

General Information

This property is located just off S. Padre Island Drive, exit Bear Lane. It is the start of the industrial area of Corpus Christi. The property includes a large, freshly stripped, parking lot and flex spaces, including O/H doors. It is less than 10 minutes from the Corpus Christi International Airport, making it centrally located. The building is filled with great tenants, as well as the property management company!



226 S. ENTERPRIZE PKWY

Leasing Availabilities

Lease Rate: \$8.50

#101: 3,471 SF

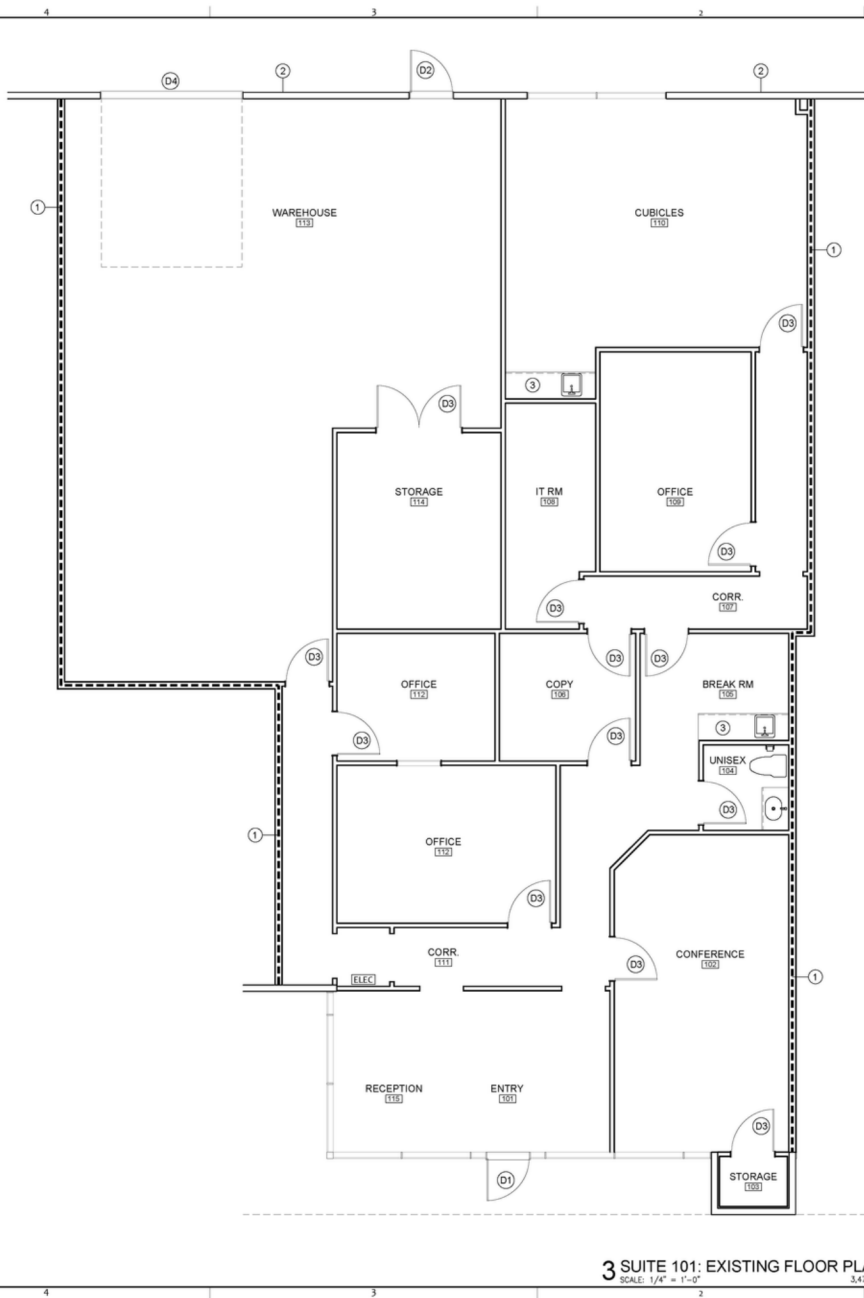
*Call for NNN rate. 361-585-0300



226 S. ENTERPRIZE PKWY

Floor Plan

#101



GENERAL NOTES:

- CONTRACTOR TO FIELD VERIFY ALL EXISTING CONDITIONS AND NOTIFY ARCHITECT OF ANY DISCREPANCY, P.T.C.

LEGEND:

EXTERIOR WALL: MASONRY TILT WALL PANEL
 EXISTING DEMISING WALL - 1HR RATED PARTITION: 6" METAL STUDS w/ 5/8" GYP. BOARD BOTH SIDES
 EXISTING INTERIOR WALL - NON-RATED PARTITION: 3 5/8" METAL STUDS w/ 5/8" GYP. BOARD BOTH SIDES

LEGEND:

D1 3'-0" x 7'-0" GLASS DOOR
 D2 3'-0" x 7'-0" H.M. DOOR
 D3 3'-0" x 7'-0" H.C. DOOR

D4 10'-0" x 12'-0" OVERHEAD DOOR

KEY NOTES:

- EXISTING DEMISING WALL
- EXISTING MASONRY TILT PANEL
- MILLWORK CABINETS
- STRUCTURAL COLUMN
- AHU

ELECTRICAL:

200 AMP. SERVICE

2 TYPICAL WALL SECTION
 SCALE: 3/4" = 1'-0"

1 TYP. DEMISING WALL SECTION
 SCALE: N.T.S.

3 SUITE 101: EXISTING FLOOR PLAN
 SCALE: 1/4" = 1'-0"
 3,471 SF

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ACS.2020.0819

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Revision Date:

Issue/Date:

ASBUILT FLOOR PLAN 09-09-2021

A2.01
 EXISTING FLOOR PLAN
 SUITE 101
 DOOR SCHEDULE
 TYPICAL WALL SECTIONS
 GENERAL INFORMATION

226 S. ENTERPRIZE PKWY

Photos

